

## CPC Meeting Minutes, February 13, 2013

7:30 PM

The Kingsbury Room  
Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station for a meeting and public hearing.

**Present were the following CPC members:** Allan Port (Chair), Tony Parker (Vice Chair), Jim Conlin, Kathy Egan, Joan Gaughan, and Barbara McMahon. Absent, Jeanne Conroy, Dwight Lueth and Susan Troy  
Susan Minio, CPC administrative assistant, was also present.

The Chair called the public hearing to order at 7:30PM.

The Chair shared a handout that outlined the potential projects up for consideration and outlined some of the changes to the CPA legislation

- WHDC \$225,000 which was preliminarily voted
- Hills Library Chimney for \$75,000 which has not been voted yet
- Perrin Playground for \$25,000 which was voted
- Administrative expenses for \$63,000 which were voted upon
- Reserves for \$145,000 for each Open Space, Historic Resources, and Community Housing

The Chair also outlined two possible projects for either this ATM or a Special Town Meeting for the electric substation for \$500,000 and for 900 Worcester Street for \$300,000. The Chair asked if there were any questions regarding these projects or any items for discussion. As there were no citizens present at the hearing the Chair closed the public hearing at 7:35 pm and opened the CPC meeting at 7:35PM.

### **Citizen Speak**

No Citizens were present or chose to speak.

### **900 Worcester Street request for funding**

Andy Wrobel from the 900 Worcester Street Committee appeared to go over what has been appropriated to date, what has been spent to date, and their current understanding of the use of the space. There has been no movement on the appeal and typically these appeals run 9-12 months. While waiting for the project to move forward, the Committee is starting to work on the use requirements as well as doing the due diligence as far as they are able to at this time. They are now looking for funding (~\$225,000) to create a master plan so that they are able to get a more accurate view of the project final costs. They are asking for CPC funding of 62.5% (~\$141,000) from the CPC. They would also work through the RFPs consistent with the 30B procurement rules.

There was a discussion around the need for additional funding, the use of money and timing. Mr. Wrobel noted that the money would not be spent until after the closing. The Chair noted that the Committee must come back to Town Meeting to get approval of the use of the land. Mr. Wrobel noted that the use of the land will be put forth at this Town Meeting for a vote of approval.

Mr. Parker stated that he was not ready to make a motion until the 900 Worcester Street Committee agrees that they are going forward. There was a brief discussion upon the usage of the money already appropriated. The CPC has made a commitment to the project of ~\$3.5 million and CPC would prefer to wait until there was agreement that they are going forward with the use and actual request before voting to appropriate funds or designate funds towards a master fund.

### **Article 19 discussion**

The Chair asked the CPC how they would prefer to present the CPC motions at the ATM. It was agreed that the CPC would put forth their requests as follows: Motion 1 for administrative funds and transfer of funds to the buckets and then a motion 2 WHDC and Motion 3 for Perrin Playground and a possible motion 3 for the library chimney if this request comes through for this meeting.

### **Hills Library chimney**

The report from the study has not come through yet. The Chair gave an overview of where the project stood to date. The Chair reiterated that the CPC would like to see a partner in this project. Ms. McMahon believes it is too early for the CPC to take a vote on this request. Mr. Conlin noted that the CPC to date has not spent funds on historic preservation of buildings that belong to an operating department. The CPC has to date taken on "orphan" buildings and structures that warrant preservation.

### **Perrin Park**

Joan Gaughan reported that the NRC has written a grant for the funds they have agreed to provide towards the playground. She will share more at the next meeting but they are well on their way to securing the needed \$5,000 supporting funds.

### **WHDC**

The Chair noted that he needs to ensure that someone from WHDC is prepared to talk at the ATM regarding their funding.

### **Reserve Transfer requests**

Jim Conlin moved that the CPC approve the transfer of the required reserves from estimated annual revenues for the three designated purposes as follows: \$145,000 for Open Space, \$145,000 Historic Resources, and \$145,000 Community Housing. The motion was seconded by Tony Parker and after a vote the motion carried unanimously.

**Invoice approval**

Tony Parker made a motion to approve the invoice from the CPA for \$3,000 to pay the annual dues to the CPA. Barbara McMahon seconded the motion and after a vote the motion to pay the invoice for \$3000 carried unanimously.

**Minutes approval**

January 9, 2013 minutes

Jim made a motion to approve the minutes with minor changes. Barbara McMahon seconded the motion. After a vote, the motion carried unanimously.

Jim Conlin moved to adjourn the meeting. Tony Parker seconded the motion and after a vote the meeting adjourned at 9:20 pm